



Zoning Committee

## Zoning Committee Recommendation

Rezoning Petition 2020-139

January 5, 2021

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**REQUEST**

Current Zoning: R-3 (single family residential)  
Proposed Zoning: R-4 (single family residential)

**LOCATION**

Approximately 12.89 acres located along the west side of Browne Road, east of Sweetbriar Ridge Drive, and north of Hucks Road.  
(Council District 4 - Johnson)

**PETITIONER**

Red Cedar Capital Partners

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be consistent with the *Prosperity Hucks Area Plan (2015)*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends residential uses up to 4 dwelling units per acre.

Therefore we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- This plan recommends residential uses up to 4 dwelling units per acre (DUA) on this site.
- The parcels to west of the site are zoned R-4(CD) with single-family homes.
- Zoning this site to R-4 is in keeping with the intended lower-density residential character for this area.

Motion/Second: Barbee / Blumenthal

Yeas: Barbee, Blumenthal, Kelly, McMillan, Nwasike, Samuel, and Welton

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

There was no further discussion of this petition.

**PLANNER**

Michael Russell (704) 353-0225